



## Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the November 9, 2022 APC Meeting

*Presented for approval: November 21, 2022*

Westfield-Washington Township Advisory Plan Commission  
met at 7:00 p.m. on Wednesday, November 9, 2022 at Westfield City Hall.

*Active links for this meeting:*

[November 9, 2022 APC Agenda & Exhibits](#)

[November 9, 2022 YouTube Video](#)

### **OPENING OF MEETING**

[YouTube Time: 0:06](#)

#### **Roll Call**

**Commissioners Members Present In-Person:** Kristen Burkman, Matt Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

**Commissioners Present Virtually:** None.

**Commissioners Absent:** None.

**City Staff Present In-Person:** Kevin Todd, Director; Pam Howard, Assistant Director; and Ryan Collingwood, Associate Planner.

**City Staff Present Virtually:** None.

**Legal Counsel Present Virtually:** Ashley Ulbricht with Taft Stettinius & Hollister LLP.

### **APPROVAL OF MINUTES**

Kelleher motioned to approve the October 17, 2022 APC Minutes as written.

Maue seconded. Motion passed. Vote 9-0.

### **REVIEW RULES AND PROCEDURES**

Howard reviewed APC rules and procedures.

### **CONSENT AGENDA ITEMS**

[YouTube Time: 2:36](#)

#### **2210-DDP-39**

##### **Harmony Pointe**

*1333 South Waterleaf Drive*

Swiss Real Estate by Versatile Construction Group, LLC requests Detailed Development Plan approval of a 5,536 SF commercial in-line tenant building on 0.76 acres +/- in the Harmony Planned Unit Development (PUD) District.

*(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)*

#### **2211-DDP-43**

##### **Westfield Wastewater Treatment Plant Expansion**

*3303 West 166th Street*

Citizens Energy Group requests Detailed Development Plan approval of the expansion of existing wastewater services provided on 40.04 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.

*(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)*

McCarty motioned to approve the Consent Agenda as presented.

Deck seconded. Motion passed. Vote 9-0.

*Agendas and minutes for all City meetings are updated and available at the City's website.*

*Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)*

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## **ITEMS OF BUSINESS**

[YouTube Time: 317](#)

### **2208-PUD-16**

#### **Westfield Yard PUD**

West Side of Gray Road, 200 feet south of State Road 32

Grand Communities, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westfield Yard Planned Unit Development (PUD) District.

(Reviewing Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))

(Presenting Planner: Kevin Todd - [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov))

Deck motioned to forward 2208-PUD-16 to the City Council with a favorable recommendation.  
Maue seconded. Motion passed. Vote 5-4.

## **PUBLIC HEARING ITEMS**

*No Public Hearing Items.*

## **ITEMS CONTINUED TO A FUTURE MEETING**

### **2108-PUD-21 [CONTINUED]**

#### **Grand Millennium Center PUD Amendment I**

*North of David Brown Drive, East and West of Westfield Blvd*

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

### **2111-PUD-27**

#### **TowneRun PUD [CONTINUED]**

*Northwest corner of Towne Road and West 146th Street*

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov))

### **2206-PUD-11 [CONTINUED]**

#### **Towne Road Crossing PUD Amendment I**

*South of SR 32, west of Little Eagle Creek Avenue*

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))

### **2207-PUD-13 [CONTINUED]**

#### **Woods Robinson Briggs PUD Amendment II**

*Generally at 904 East 191st Street*

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - [wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov))

### **2209-ZOA-03 [CONTINUED]**

#### **Unified Development Ordinance Amendment (Floodplain)**

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Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.  
(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

**REPORTS/COMMENTS:**

[YouTube Time: 50:01](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

**ADJOURNMENT**

McCarty motioned to adjourn the meeting. Deck seconded. Motion passed. Vote 9-0.  
The meeting adjourned at 8:26 p.m.

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## **Signature Page for APC Minutes for November 9, 2022**

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Robert Horkay, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary